

CHAPTER 20.25

GOVERNMENT, EDUCATIONAL, AND INSTITUTIONAL FACILITIES DISTRICT

Sections:

- 20.25.010 Specific Purposes
- 20.25.020 GEIF District: Land Use Regulations
- 20.25.030 GEIF District: Property Development Regulations

20.25.010 Specific Purposes

The Government, Educational, and Institutional Facilities District regulations are intended to:

- A. Allow consideration of a large public or semipublic use separately from regulations for an underlying base zoning that may or may not be appropriate in combination with the public or semipublic use.
- B. Allow consideration of establishment or expansion of a large public or semipublic use at rezoning hearings rather than at use permit hearings only, and give notice to all of the extent of a site approved for a large public or semipublic use by delineating it on the districting map.
- C. Allow the Planning Commission and City Council to consider the most appropriate use of a site following discontinuance of a large public or semipublic use without the encumbrance of a base zoning district that may or may not provide appropriate regulations for reuse of the site.

20.25.020 GEIF District: Land Use Regulations

The following schedule establishes the land uses defined in Chapter 20.05 as permitted or conditionally permitted in the GEIF District, and includes special requirements, if any, applicable to specific uses. The letter "P" designates use classifications permitted in the GEIF District. The letter "L" designates use classifications subject to certain limitations prescribed under the "Additional Use Regulations" which follows. The letters "UP" designate use classifications permitted on approval of a use permit, as provided in Chapter 20.91. The letters "PD/U" designate use classifications permitted on approval of a use permit issued by the Planning Director, as provided in Chapter 20.91. The letters "P/UP" designate use classifications which are permitted when located on the site of another permitted use, but which require a use permit when located on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

GEIF: Land Use Regulations

P = Permitted
UP = Use Permit
PD/U = Use permit issued by the Planning Director
L = Limited (see Additional Use Regulations)
--- = Not Permitted

	GEIF	Additional Regulations
<i>RESIDENTIAL</i>		(A), (B), (C), (D)
GROUP RESIDENTIAL	L-1	
MULTI-FAMILY RESIDENTIAL	L-2	
<i>PUBLIC AND SEMI-PUBLIC</i>		(A), (B), (C), (D)
CEMETERIES	UP	
CLUBS AND LODGES	P	(H)
CONVALESCENT FACILITIES	UP	
CULTURAL INSTITUTIONS	P	(H)
DAY CARE, GENERAL	UP	
DETENTION FACILITIES	UP	
GOVERNMENT OFFICES	P	
HELIPORTS	UP	(E)
HOSPITALS	P	
PUBLIC SAFETY FACILITIES	P	
RELIGIOUS ASSEMBLY	P	
RESIDENTIAL CARE, GENERAL	L-1	
SCHOOLS, PUBLIC AND PRIVATE	P	
UTILITIES, MAJOR	UP	
UTILITIES, MINOR	P	
<i>COMMERCIAL USES</i>		(A), (B), (C), (D)
EATING AND DRINKING ESTABLISHMENTS		
-ACCESSORY	P	(F), (H)
<i>ACCESSORY USES</i>		(A), (B), (C), (D)
ACCESSORY STRUCTURES AND USES	P/UP	
<i>TEMPORARY USES</i>		(A), (B), (C), (D)
ANIMAL SHOWS	P	(G)
CIRCUSES AND CARNIVALS	P	(G)
COMMERCIAL FILMING, LIMITED	P	(G)
FAIRS AND FESTIVALS	P	(G)
HELIPORTS, TEMPORARY	P	(G)

GEIF: Land Use Regulations

P = Permitted
UP = Use Permit
PD/U = Use permit issued by the Planning Director
L = Limited (see Additional Use Regulations)
--- = Not Permitted

	GEIF	Additional Regulations
REAL ESTATE OFFICES, TEMPORARY	P	(G)
RECREATION AND ENTERTAINMENT EVENTS	P	(G)
RELIGIOUS ASSEMBLY	P	(G)
TRADE SHOWS	P	(G)

GEIF District: Additional Land Use Regulations

- L-1 Permitted with a use permit as an accessory use in a educational or medical institution (occupying less than 25 percent of the gross floor area).
- L-2 Use permit required; limited to senior citizen housing consistent with the California Fair Employment and Housing Act and California Civil Code Sections 51.2, 51.3 and 51.4.
- (A) See Section 20.60.025: Relocatable Buildings.
- (B) See Section 20.60.015: Temporary Structures and Uses.
- (C) See Section 20.60.050: Outdoor Lighting.
- (D) Approval of a use permit in accordance with the provisions of Chapter 20.91 is required for the establishment of any new use permitted by this section, or any expansion or changes in the operational characteristics of an existing use within this zoning district, unless said use is owned and or operated by a governmental agency that is exempted from the provisions of this section by constitutional or statutory law, and is acting in its governmental capacity.
- (E) See Section 20.60.055: Heliports and Helistops.
- (F) See Chapter 20.82: Eating and Drinking Establishments.
- (G) Special event permit required, see Chapter 5.10 of the Municipal Code.
- (H) See Chapter 20.89: Alcoholic Beverage Outlets.

20.25.030 GEIF District: Property Development Regulations

Minimum Yards:

Front (ft.)

Side (ft.)

Rear (ft.)

Minimum yards to be established by use permit.

Maximum Height (ft.)

See Chapter 20.65: Height Limits.

Maximum Floor Area Limit

As established on the Districting Maps.

Off-Street Parking and
Loading

See Chapter 20.66: Off-Street Parking and
Loading.